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November 10, 2009

GLORIA L. FRANKLIN, CLERK

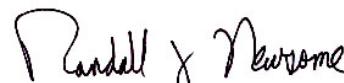
U.S. BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA



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Signed: November 09, 2009



RANDALL J. NEWSOME
U.S. Bankruptcy Judge

7
8 Attorneys for WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR
9 THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST
10 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-
AR4

11 UNITED STATES BANKRUPTCY COURT

12 NORTHERN DISTRICT OF CALIFORNIA - OAKLAND DIVISION

13 In re

Case No. 09-45837

14 DARBY RONALD BURNES AND JULIE
LYNN SASSER,

Chapter 7

15 R.S. No. JBA-637

16 ORDER GRANTING MOTION FOR
RELIEF FROM AUTOMATIC STAY

17 DATE: October 23, 2009

18 TIME: 10:00 AM

19 CTRM: 215

20 Northern District of California - Oakland
Division
United States Bankruptcy Court
1300 Clay Street
21 Oakland, CA 94612

22 Debtor(s).

23 The above-captioned matter came on for hearing on October 23, 2009, at 10:00 AM, in
24 Courtroom 215, upon the Motion of Wells Fargo Bank, National Association, as Trustee for the
25 Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage
26 Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4 ("Movant"),
27 for relief from the automatic stay of 11 U.S.C. § 362, to enforce its interest in the property of
28 Darby Ronald Burnes and Julie Lynn Sasser ("Debtors") commonly known as 4117 Rockford

Drive, Antioch, California 94509 (the "Real Property"), which is legally described as follows:

LOT 542, AS SHOWN ON THE MAP OF SUBDIVISION 6164,
FILED NOVEMBER 2, 1984, IN MAP BOOK 284, PAGE 43,
CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

ALL OIL, GAS AND MINERALS TYING 500 FEET BELOW THE SURFACE THEREOF, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM KATHLEEN MAUSSER, RECORDED MAY 4, 1965, BOOK 4860, PAGE 672, OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED JULY 23, 1971, BOOK 6348, PAGE 157, OFFICIAL RECORDS.

Appearances as noted on the record.

Based on the arguments of counsel, and good cause appearing therefor,

IT IS HEREBY ORDERED:

1. The automatic stay of 11 U.S.C. § 362, is hereby terminated as it applies to the enforcement by Movant of all of its rights in the Real Property under Note and Deed of Trust;

2. Movant is authorized to foreclose its security interest in the Real Property under the terms of the Note and Deed of Trust, and pursuant to applicable state law;

3. The 10-day stay provided by Bankruptcy Rule 4001 (a)(3) is waived;

4. Post-petition attorney's fees and costs for the within motion may be added to the outstanding balance of the subject Note as allowed under applicable non-bankruptcy law;

5. Upon foreclosure, in the event Debtors fail to vacate the Real Property, Movant may proceed in State Court for unlawful detainer pursuant to applicable state law;

6. Movant may offer and provide Debtors with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case; and

7. This Order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code.

** END OF ORDER **

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